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October 1, 1994

The Honorable Mary Eva Candon, Chairperson  
Alcoholic Beverage Control Board  
614 H Street, NW - Room 803  
Washington, DC 20001

RE: ABC Case #3261-92057P  
Quality Market, 6th & F Streets, NE

Dear Chairperson Candon:

We are pleased to report to the Board that the owner of the Quality Market, Mr. Kun Ho Pak, and the many Protestants to the renewal of the above Class B liquor license represented by ANC 6A Commissioner, Carolyn P. Serfass and Steven Cummings have by the signatures below, reached a **Voluntary Negotiated Agreement**.

This agreement carries forward the substance of the previously applicable voluntary negotiated Agreement. The specifics of this Agreement are:

1. The Quality Market will close each evening at 10:00 PM except for the months of June, July, and August when the Market will close at 11:00 PM.
2. The Quality Market will maintain the exterior floodlights (recently installed) so that they are on from dusk until the closing of the Market.
3. The pay telephones that were removed under the previous agreement will not be reinstated.
4. Sales of all fortified wine at the Quality Market will be permanently discontinued.
5. The Quality Market will provide and maintain two trash cans outside the Market.
6. The Quality Market owner and employees will continue to discourage loitering, public drinking, litter, and urination/defecation around the Market.

Page 2 - Quality Market Voluntary Negotiated Agreement continued:

7. A permanent "No Loitering" sign will be prominently installed and maintained outside the Market.
8. This agreement will be posted in an easily visible place in the Market.
9. The Quality Market will consider hiring a security officer minimally for the Friday and Saturday evenings (8:00 PM -until closing) should business at the Market improve and the above implemented improvements (# 1 - 9) not succeed.

These ten points of understanding and agreement have been reviewed and agreed to by the principals involved, as confirmed and certified by their signatures. It is also understood that these ten points of agreement become part of the renewed ABC license #3261.

The protest to the renewal of ABC Class B license #3261 is hereby withdrawn.

Kun Ho Pak  
Kun Ho Pak, Applicant

Date: 10/2/94

Carolyn P. Serfass  
Commissioner Carolyn P.  
Serfass for ANC 6A and  
Mr. Steven Cummings for  
Protestants

Date: 10/3/94

BEFORE  
THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE CONTROL BOARD

In the Matter of:

Kun Ho Pak  
t/a Quality Market  
Application for a Retailer's  
License Class "B" - renewal  
at premises  
600 F Street, N.E.  
Washington, D.C.

Case No. 3261-94001P

Carolyn P. Serfass, Single Member District Commissioner, Advisory  
Neighborhood Commission 6A03, Protestant

Steven Cummings, Protestant

Kun Ho Pak, Applicant

BEFORE: MARY EVA CANDON, ESQUIRE, Chairperson  
JAMES C. JEFFERSON, Member  
JAMES L. O'DEA, III, ESQUIRE, Member  
BARBARA L. SMITH, ESQUIRE, Member

ORDER ON WITHDRAWN PROTEST

The application, having been protested, came before the Board for public hearing on October 20, 1993, and was continued until December 1, 1993, June 8, 1994, September 21, 1994 and October 5, 1994 in accordance with D.C. Code Section 25-115 (c)(5)(1992 Supp.), providing for remonstrants to be heard.<sup>1/</sup> Carolyn P. Serfass, Single Member District Commissioner, Advisory Neighborhood Commission 6A03, and Steven Cummings filed timely protests by a letter dated October 4, 1993 and a petition dated October 5, 1993, respectively.

The official records of the Board reflect that parties have now reached an Agreement which has been reduced to writing, and has been properly executed and filed with the Board.<sup>2/</sup> Pursuant to the Agreement, the Protestants have agreed to withdraw their protests provided, however, that the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the Agreement.

Accordingly, it is this 26<sup>th</sup> day of October 1994,  
ORDERED that:

<sup>1/</sup> Upon the parties request, the Board extended the period of time in which to reach an Agreement.


<sup>2/</sup> See Agreement dated October 3, 1994.


Kun Ho Pak  
t/a Quality Market  
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1. The protests of Carolyn P. Serfass, Single Member District Commissioner, Advisory Neighborhood Commission 6A03, be, and the same hereby, are WITHDRAWN;
2. The above-referenced Agreement between the parties be, and the same hereby, is INCORPORATED as part of this Order;
3. The application of Kun Ho Pak t/a Quality Market for a retailer's license class B - renewal at premises 600 F Street, N.E., be, and the same hereby, is GRANTED; and,
4. Copies of this Order shall be sent to the Protestant and the Applicant.

DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE CONTROL BOARD

  
Mary Eva Candon, Esquire  
Chairman

  
James C. Jefferson,  
Member

  
James L. O'Dea, III, Esquire  
Member

  
Barbara L. Smith, Esquire  
Member